



**13 Nant Y Patrick, St. Asaph,  
Denbighshire, LL17 0BN**

**£290,000**

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**EPC - D65**

**Council Tax Band - D    Tenure - Freehold**



## SUMMARY

Video Tour Available... A well presented two bedroom detached bungalow, located in the popular village location of Trefnant and being close to all local amenities, short drive to the towns of Denbigh and St Asaph and within close proximity of the A55 expressway. The accommodation comprises, entrance hall, lounge, kitchen/breakfast room, two double bedrooms and shower room. To the outside, a larger than average rear garden which is mainly lawned and has been well maintained. Further benefits include ample off road parking, garage, outside utility and ample storage space. A MUST VIEW. EPC Rating D65.





## Accommodation

Hardwood glazed door leads into:

### Entrance Porch

With tiled flooring and brick built walls.

### Hallway

With radiator, power points and loft access hatch.

### Lounge

22'2" x 12'0" (6.76 x 3.66 (6.75 x 3.65))

With built in storage cupboard, feature fireplace with electric fire, radiator, power points, double glazed window to the front and further double doors to the rear with double glazed windows adjacent.

### Kitchen

10'11" x 10'5" (3.33 x 3.18 (3.32 x 3.17))

Offering a range of wall, drawer and base units with work surfaces over, void for cooker, space for fridge freezer, stainless steel sink, part tiled walls, radiator, power points, storage cupboard/ pantry, double glazed window to the rear and further door leads to the garden.

### Bedroom One

11'5" x 10'11" (3.48 x 3.33)

With fitted wardrobes and sliding doors, radiator, power points and double glazed window to the front.

### Bedroom Two

10'0" x 10'0" (3.05 x 3.05)

With built in storage cupboard, radiator, power points and double glazed window to the rear.

### Bathroom

6'4" x 5'7" (1.93 x 1.70)

A white suite with low flush W.C, corner shower enclosure, pedestal basin, fully tiled walls, radiator and window to the side.

### Garage

22'5" x 8'0" (6.83 x 2.44)

With up and over door, power lighting and window to the rear.

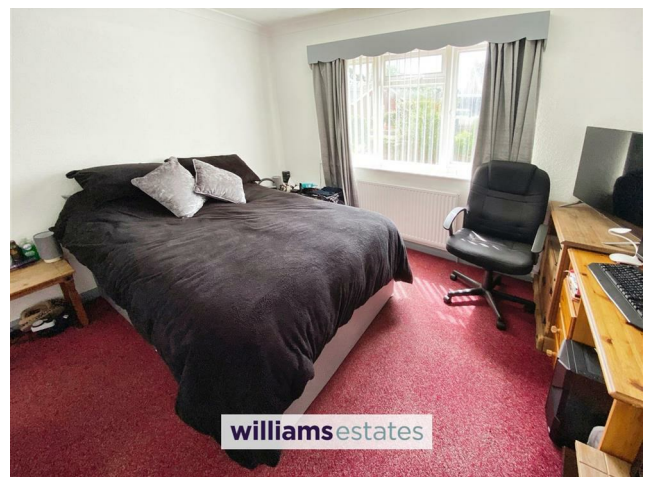
### Utility

7'2" x 4'11" (2.18 x 1.50)

Plumbing for washing machine/ dryer, space for fridge freezer, power points and windows to the side and rear.

### Outside

To the front of the property there is a lawned garden with well established trees and shrubs. There is a driveway providing parking for two vehicles as well as space for additional on street parking outside. To the rear of the property there is an attractive larger than average lawned garden with attractive patio and







seating areas which enjoys a sunny aspect and has beautiful views towards the Clwydian Range mountains.

Timber shed and greenhouse, vegetable patch, access to the front of the property from each side, bounded by fencing and hedging for privacy.











**Floor Plan**

Total floor area 85.1 m<sup>2</sup> (916 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.